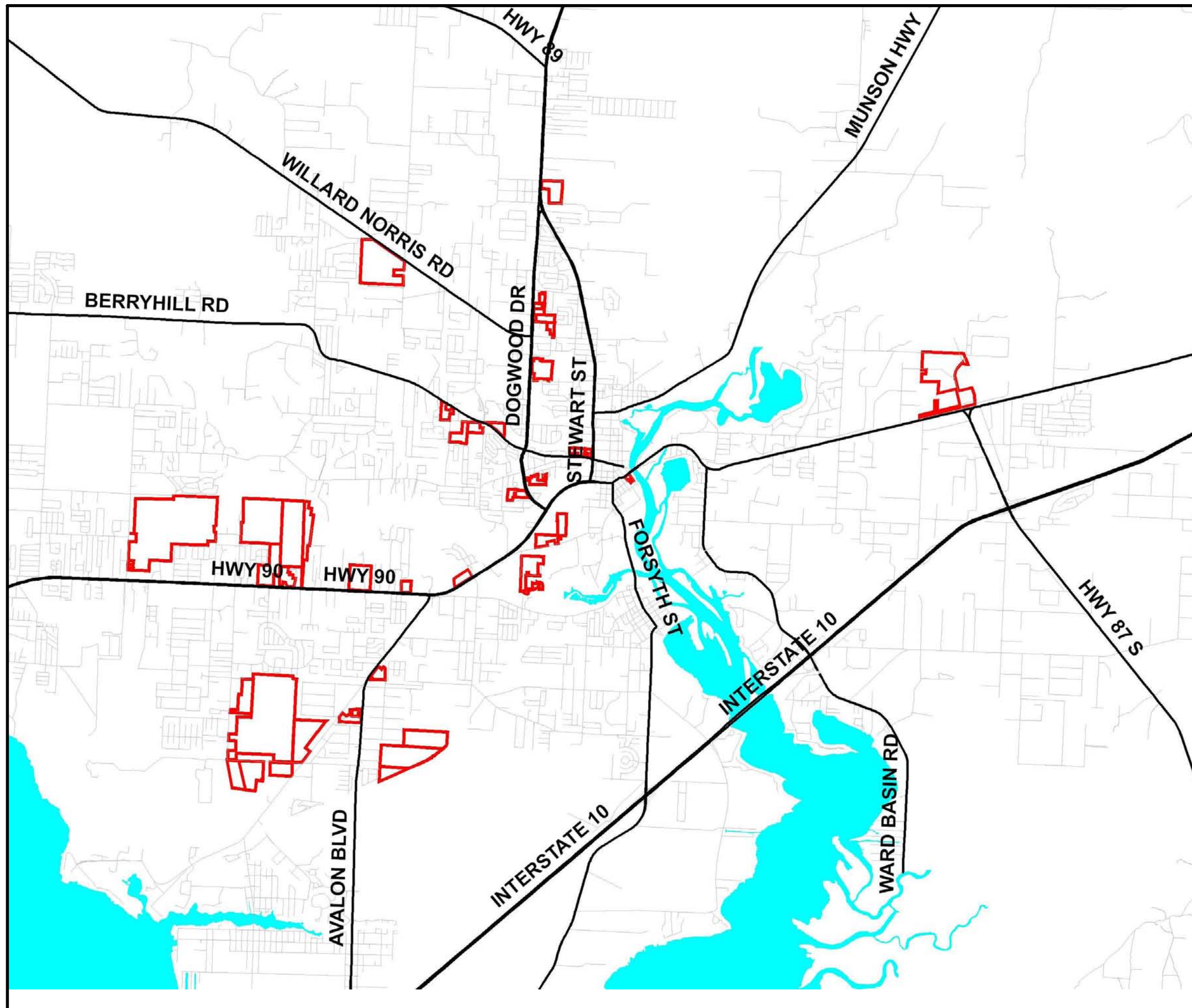


POTENTIAL SITE LOCATIONS

COURTHOUSE/JUDICIAL CENTER



Site Selection Criteria

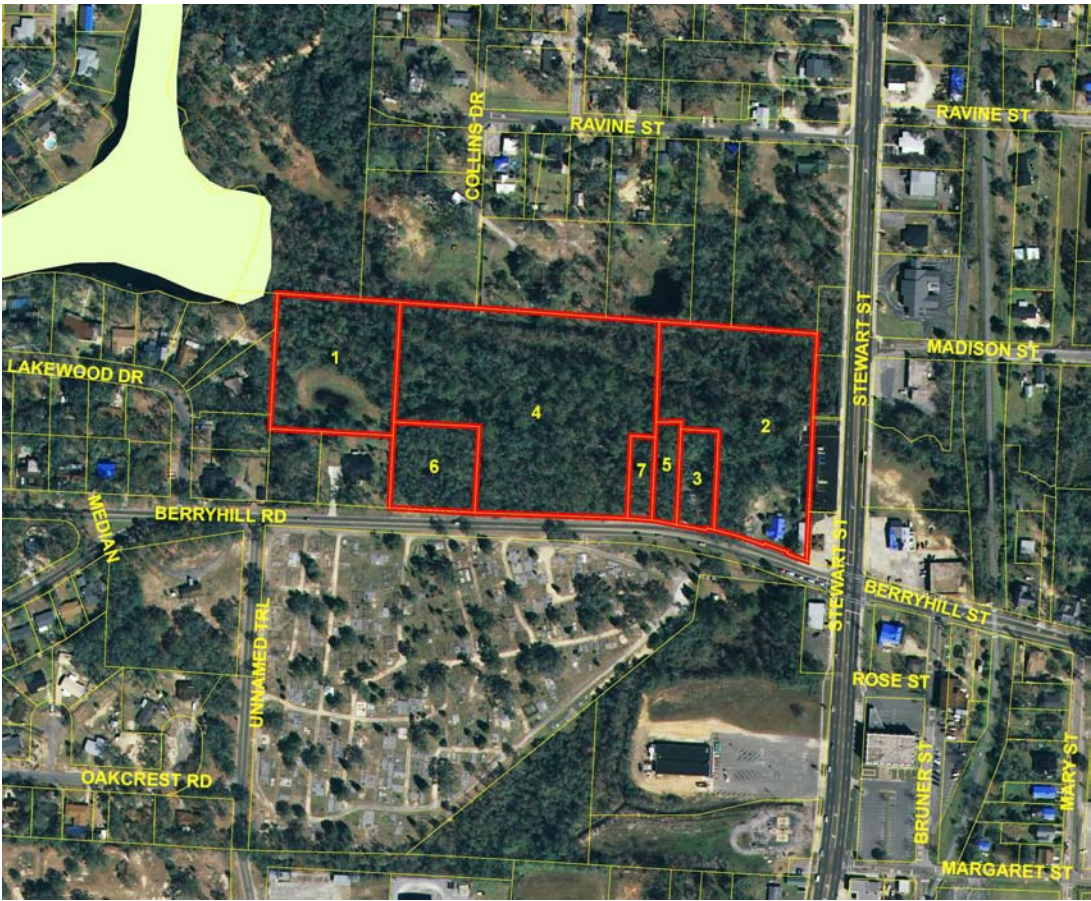
- 12 to 15 Acres in Size
- Central County Location
- Proximity to Utilities
- Ease of Development
- Redevelopment Potential



STAFF COMMENTS Map #1

- 1. Site Location suggested by City of Milton; all parcels are within City Limits.
- 2. No Wetlands
- 3. There are approximately 13 total acres when you eliminate the land area for the pond on No. 1.
- 4. Property on No 2 is Listed as Store/Office/Residence in the Property Appraiser’s Data.

AERIAL PHOTO WITH WETLANDS OVERLAY



No	Parcel No.	Acres	Owner Name	Assessed Value
1	031N280000005020000	2.26	CITY OF MILTON	\$500
2	031N280000007000000	3.62	JOINER LONNIE A &	\$72,713
3	031N280000007010000	0.50	BLACK C W	\$26,182
4	031N280000008000000	5.93	JAY CONSULTING LLC	\$36,593
5	031N280000009000000	0.34	JAY CONSULTING LLC	\$5,099
6	031N280000010000000	1.00	MILTON CEMETERY	\$112,007
7	031N280000024000000	0.28	JAY CONSULTING LLC	\$4,879



No	Parcel No.	Acres	Owner Name	Assessed Value
8	051N280000001020000	12.39	FORTUNE ASSET LIMITED	\$81,092
15	322N2800000039080000	11.82	VERNALI SALVATORE A & LISBETH	\$624,982
24	041N2800000023150000	10.24	FORTUNE ASSET LIMITED	\$162,450
27	051N2800000001070000	18.48	WEBSTER PROPERTIES LLC	\$86,671

STAFF COMMENTS Map #2

1. No 8, 15 & 24 suggested by City of Milton and all are within City Limits.
2. No Wetlands
3. No 8 and 27 are adjacent to Hobbs Middle School.
4. No 8 has a trailer park on the property; No 15 has a medical office on the property; No 24 is adjacent to vacant land.
5. All are in Close Proximity to the Hospital.

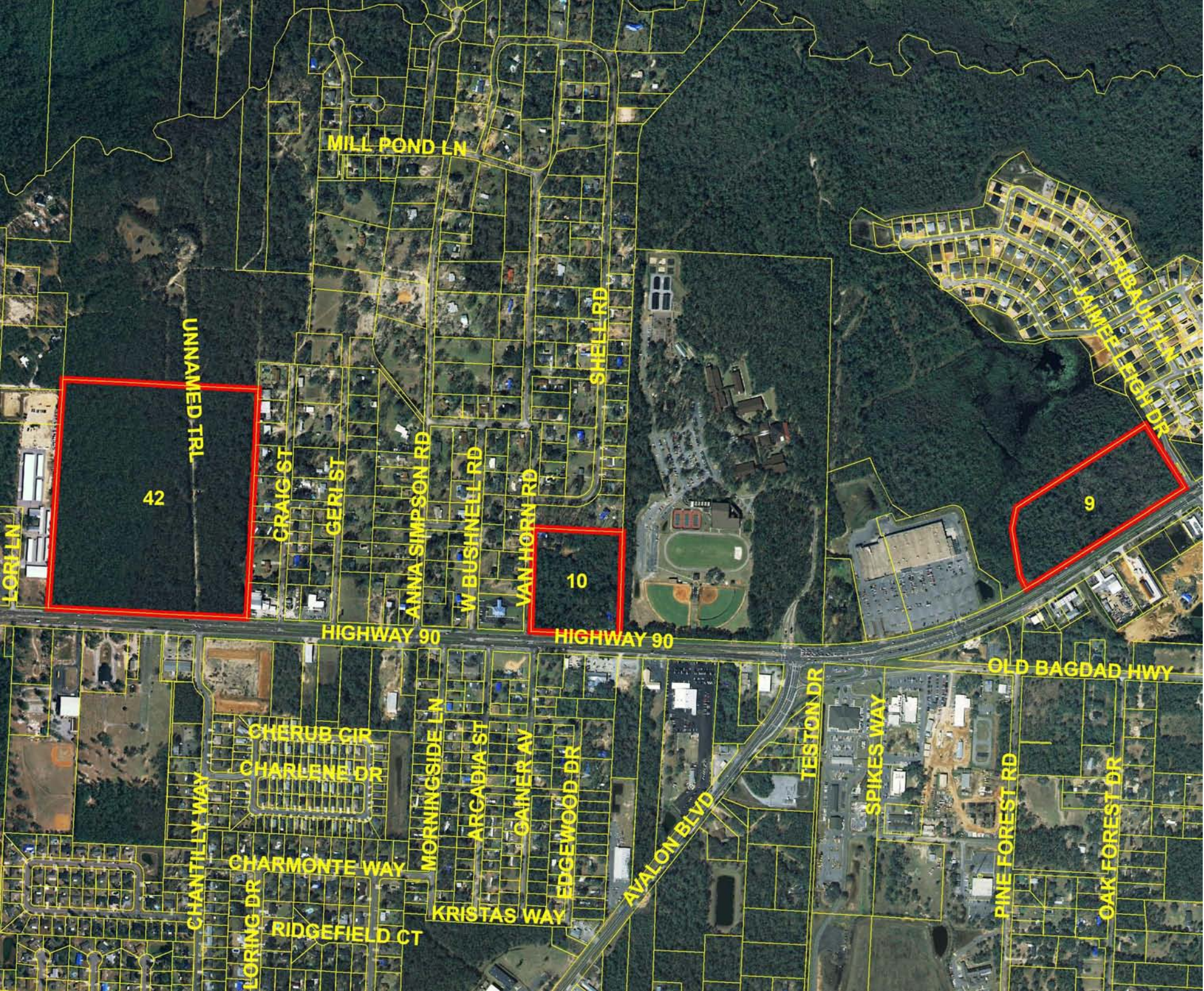
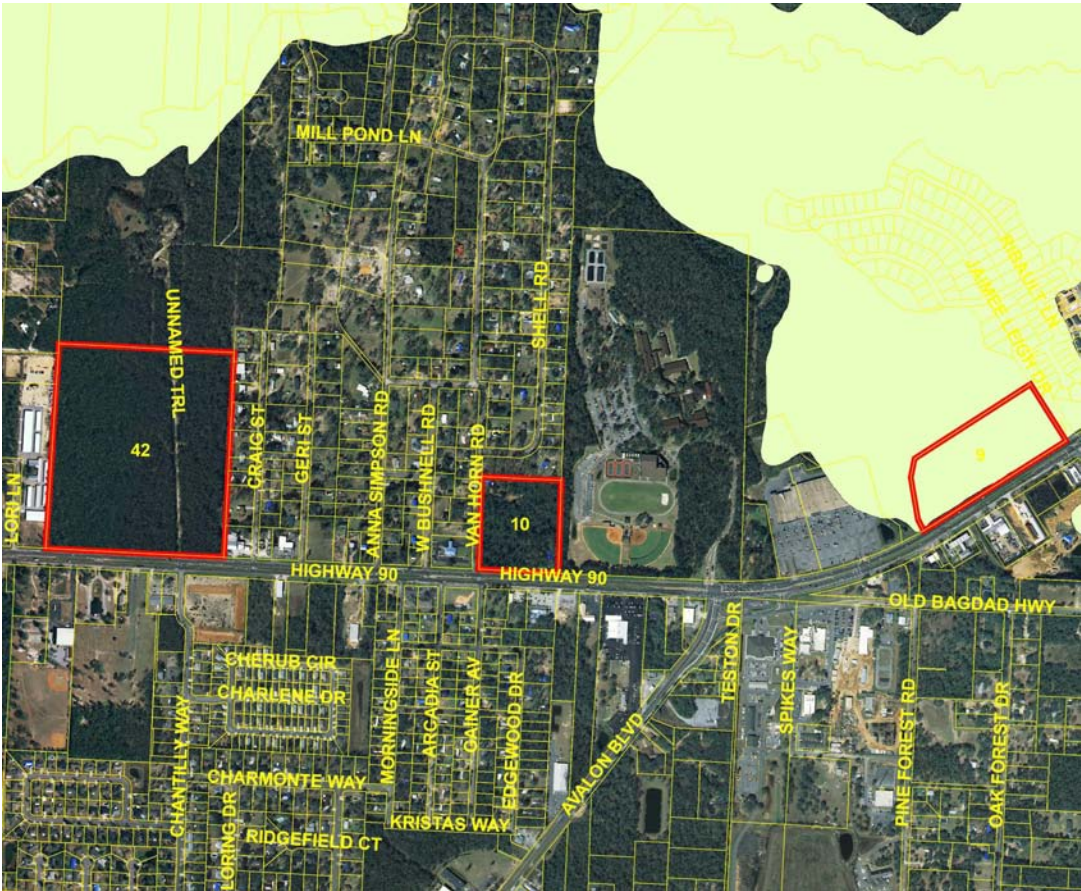
AERIAL PHOTO WITH WETLANDS OVERLAY



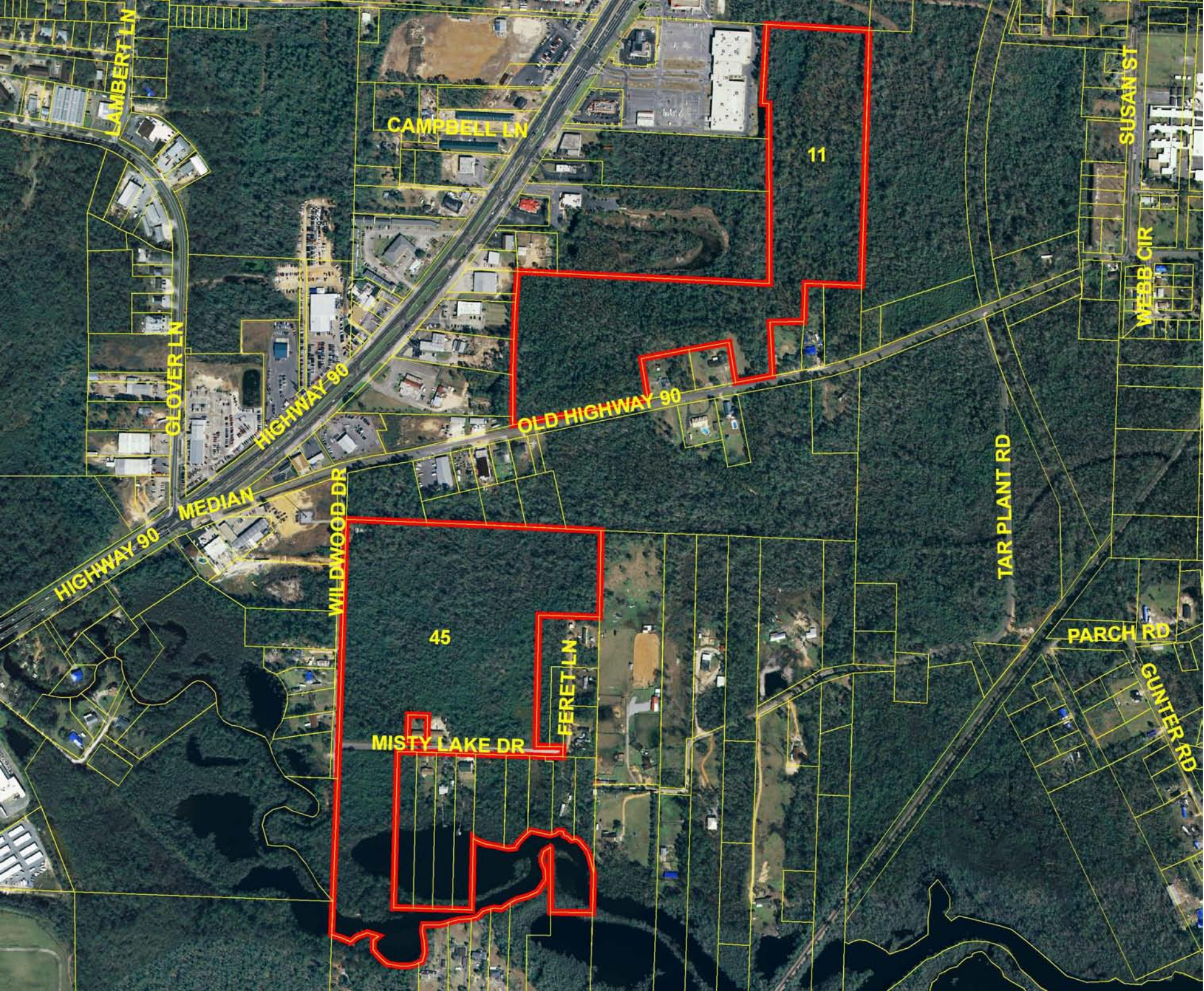
STAFF COMMENTS Map #3

- 1. No 9 and 10 suggested by City of Milton; Only No 9 is within City Limits.
- 2. No 9 appears to be mostly wet according to National Wetlands Inventory Map; no wetlands on 10 & 42.
- 3. No 10 has submitted a rezoning to HCD which will be heard in 2007. (Real Estate Agent Information on File at PZ)
- 4. No 42 currently provides access to the acreage directly behind it which was rezoned for a residential subdivision. The rear 26 acres of No 42 was administratively rezoned during the Comp Plan submission in 2003 for development of a shopping center. Current Plans are for a subdivision on this portion. The front portion is HCD and is pending a Conditional Use for multi-family units. No Site Plan on file at this time.

AERIAL PHOTO WITH WETLANDS OVERLAY



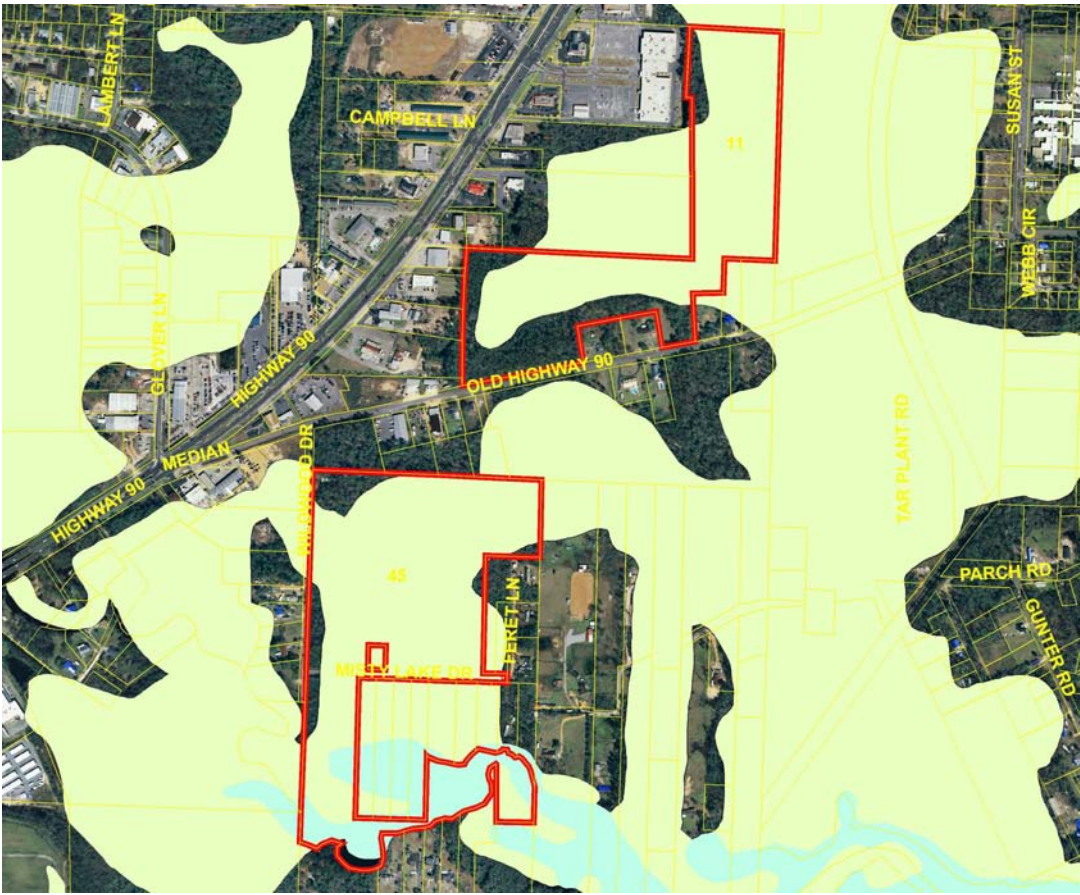
No	Parcel No.	Acres	Owner Name	Assessed Value
9	081N28000002000000	12.93	NORTHROP I H JR &	\$361
10	081N28000002100000	9.12	JERNIGAN ROBERT A	\$203,297
42	071N28000001500000	44.90	CLEARWATER CREEK DEVELOPMENT	\$2,428,440



STAFF COMMENTS Map #4

- 1. Site Location suggested by City of Milton.
- 2. Both parcels seem to have significant wetlands according to the National Wetlands Inventory Map. The owner of No 11 has contacted staff to discuss possible use of this land for a courthouse and stated there are uplands however the acreage does not appear to be adequate.
- 3. Near Current Administrative Complex.
- 4. House on No 45 currently has homestead and widow's exemption.

AERIAL PHOTO WITH WETLANDS OVERLAY

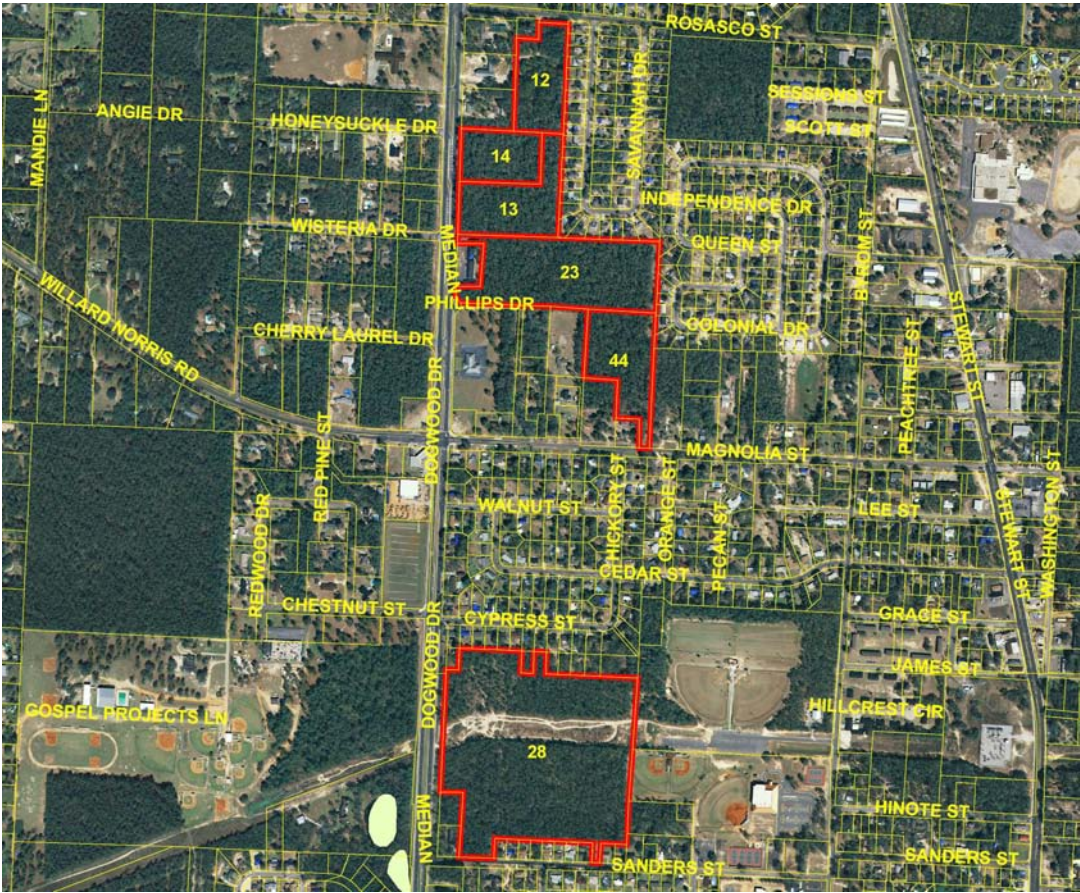


No	Parcel No.	Acres	Owner Name	Assessed Value
11	091N280000065000000	33.06	LEE JOHN DAVID ET AL	\$20,016
45	091N280000055000000	43.56	JONES OTIS M & HAZEL L	\$169,481

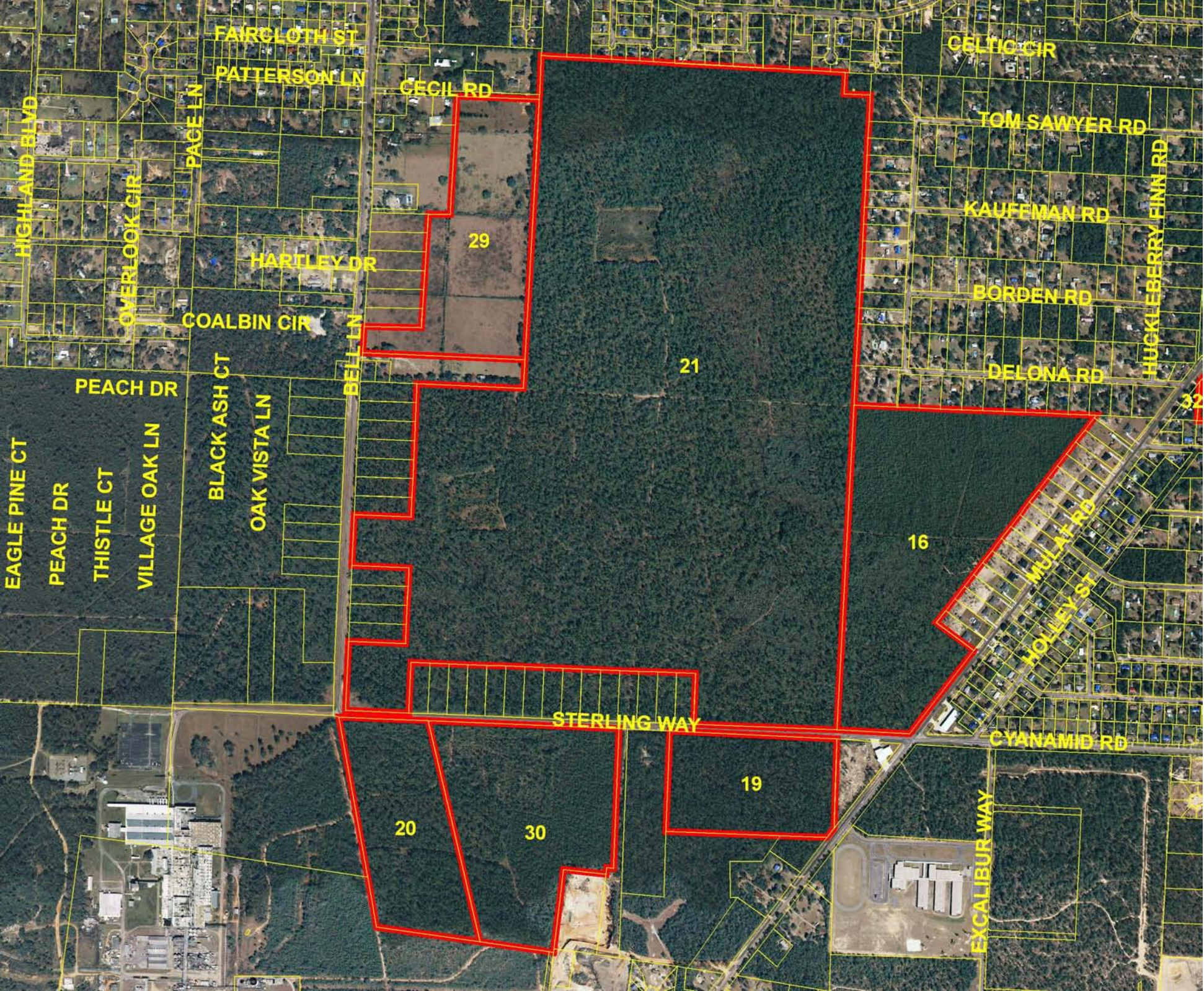
STAFF COMMENTS Map #5

- 1. No 12, 13, 14, 28 suggested by City of Milton; No 23, 28 and 44 are located within City Limits.
- 2. No Wetlands
- 3. No 28 is subject to a Gulf Power Easement which essentially divides the parcel; approximately 14 acres can be calculated in the southernmost portion staying approximately 100’ away from the power lines (in the wooded area on the image).
- 4. No 14 was rezoned to Commercial in 2004; no site plan submitted to date.

AERIAL PHOTO WITH WETLANDS OVERLAY



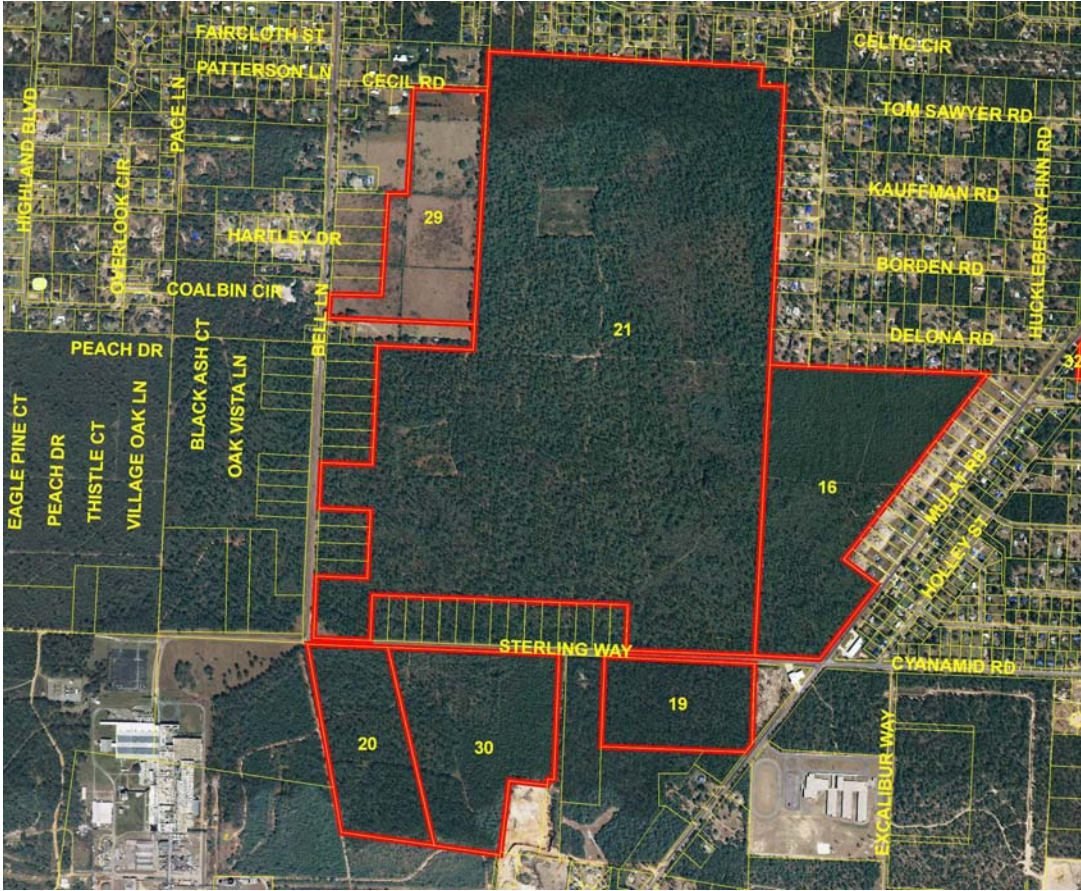
No	Parcel No.	Acres	Owner Name	Assessed Value
12	282N281970000000042	4.88	BIBLE WAY BAPTIST CHURCH	\$65,100
13	282N281970000000050	5.99	DABNEY MARK & DABNEY PAUL &	\$78,603
14	282N281970000000051	3.97	WALLACE BILLY D & BILLIE DEAN	\$71,237
23	282N281970000000111	12.13	THE MITCHELL COMPANY INC	\$124,026
28	332N280000044000000	31.07	MILTON ONE LLC & MILTON MULTI-	\$225,698
44	282N281970000000152	5.95	MITCHELL COMPANY INC (THE)	\$82,180



STAFF COMMENTS Map #6

1. No Wetlands
2. There are 6 parcels (approx.1.5 acres each) adjacent to No 29 that are also owned by Bell Lane Ltd.
3. There are 11 parcels on the west side of No 21 and 15 parcels on the south side of No 21 which are also owned by CP of Pace (all are approx 1.5 acres each).
4. No 30 was rezoned to Planned Industrial Development in 2003; no site plan submitted to date.

AERIAL PHOTO WITH WETLANDS OVERLAY

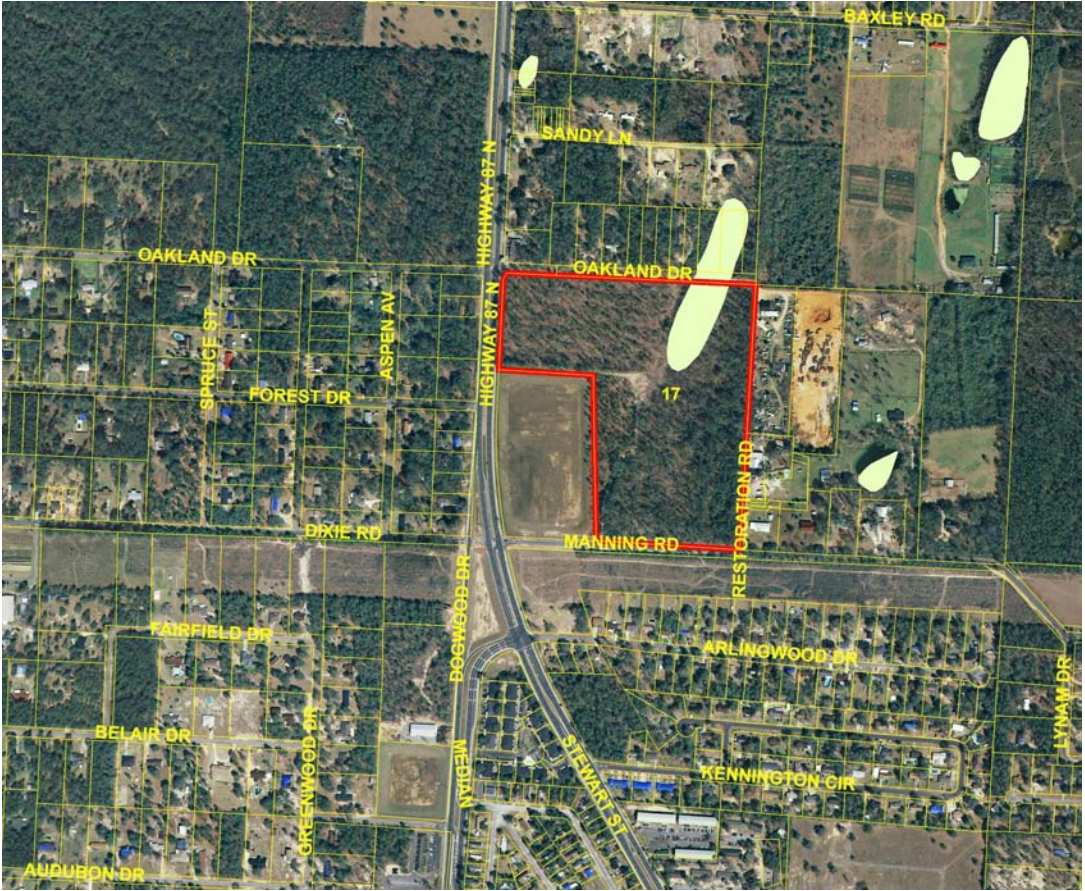


No	Parcel No.	Acres	Owner Name	Assessed Value
16	191N280000002000000	68.15	BELL LANE LIMITED	\$8,625
19	281N2900000005000000	23.85	ESTES JAMES T & R J	\$4,420
20	281N2900000001010000	29.10	BELL LANE LIMITED PARTNERSHIP	\$261,900
21	271N2900000010050000	349.86	CP OF PACE LIMITED	\$59,500
29	271N2900000026030000	37.55	BELL LANE LIMITED PARTNERSHIP	\$6,375
30	281N2900000001020000	45.06	UIL FAMILY LTD PARTNERSHIP	\$377,010

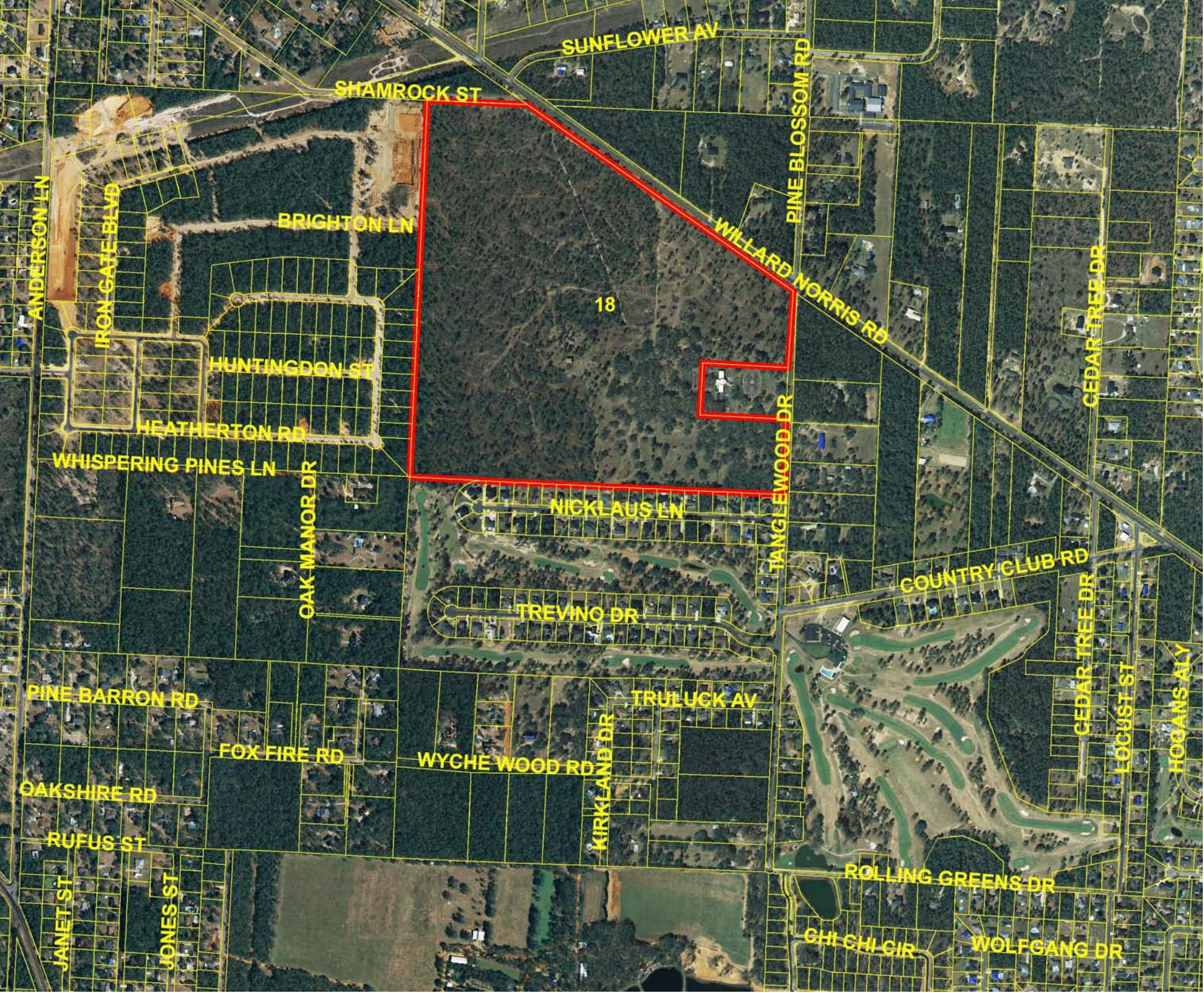


STAFF COMMENTS Map #7

1. Minimal wetlands.
2. The current land use activities to the rear of the site may not be conducive to site location of a judicial facility.
3. Located with a MAIA/PAIA; height restrictions.



No	Parcel No.	Acres	Owner Name	Assessed Value
17	212N280000004000000	28.73	GREEN PAUL R	\$7,893



STAFF COMMENTS Map #8

1. No Wetlands.
2. There is adequate land area to stay away from the residence located on the east side and what appears to be a barn or shed in the middle of the site.

AERIAL PHOTO WITH WETLANDS OVERLAY



No	Parcel No.	Acres	Owner Name	Assessed Value
18	302N280000002040000	126.95	LEONARD GALE H TRUSTEE	\$32,504

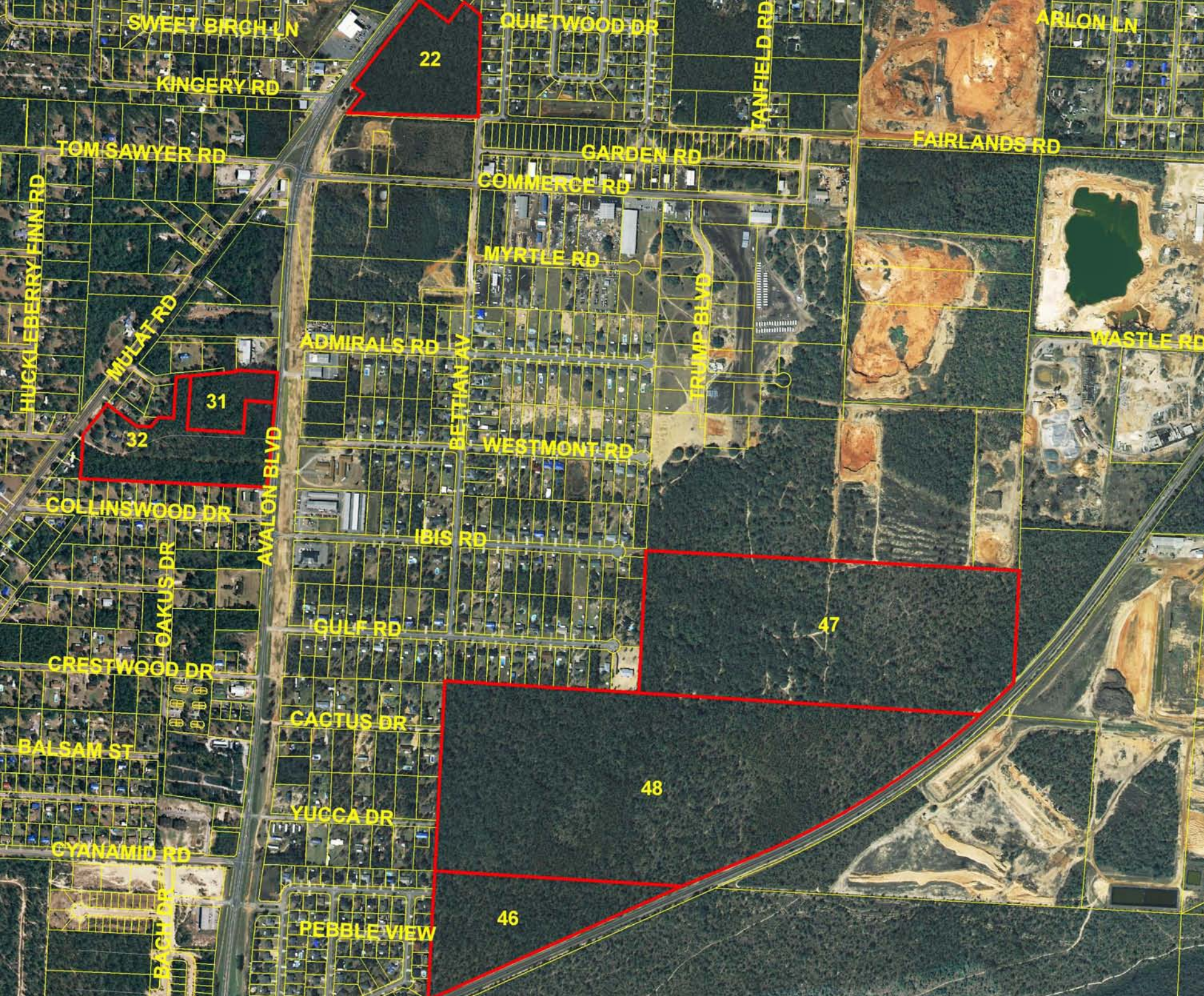


STAFF COMMENTS Map #9

- 1. No Wetlands
- 2. No 25 has irregular shape however it may be possible to also acquire the portion in the middle (250' x 80') as there are no structures on this portion of land.
- 3. No 26 suggested by the City of Milton and it is not within City Limits. It has a very irregular shape because of a residence situated near the middle which currently has both homeowners and widower's exemptions.
- 4. No 51, 52 & 53 have potential but will fall short of the recommended minimum of 12 acres.



No	Parcel No.	Acres	Owner Name	Assessed Value
25	041N280000103000000	13.15	WOS ENTERPRISES LLC	\$287,866
26	041N280000109000000	11.12	MITCHELL COMPANY INC (THE)	\$409,956
51	041N280000100000000	5.59	MCKENZIE JANET MCKENZIE LINDA	\$613,103
52	091N280000037010000	8.38	MCKENZIE JANET & LINDA &	\$588,055
53	091N280000037000000	0.82	MCKENZIE JANET MCKENZIE LINDA	\$190,407



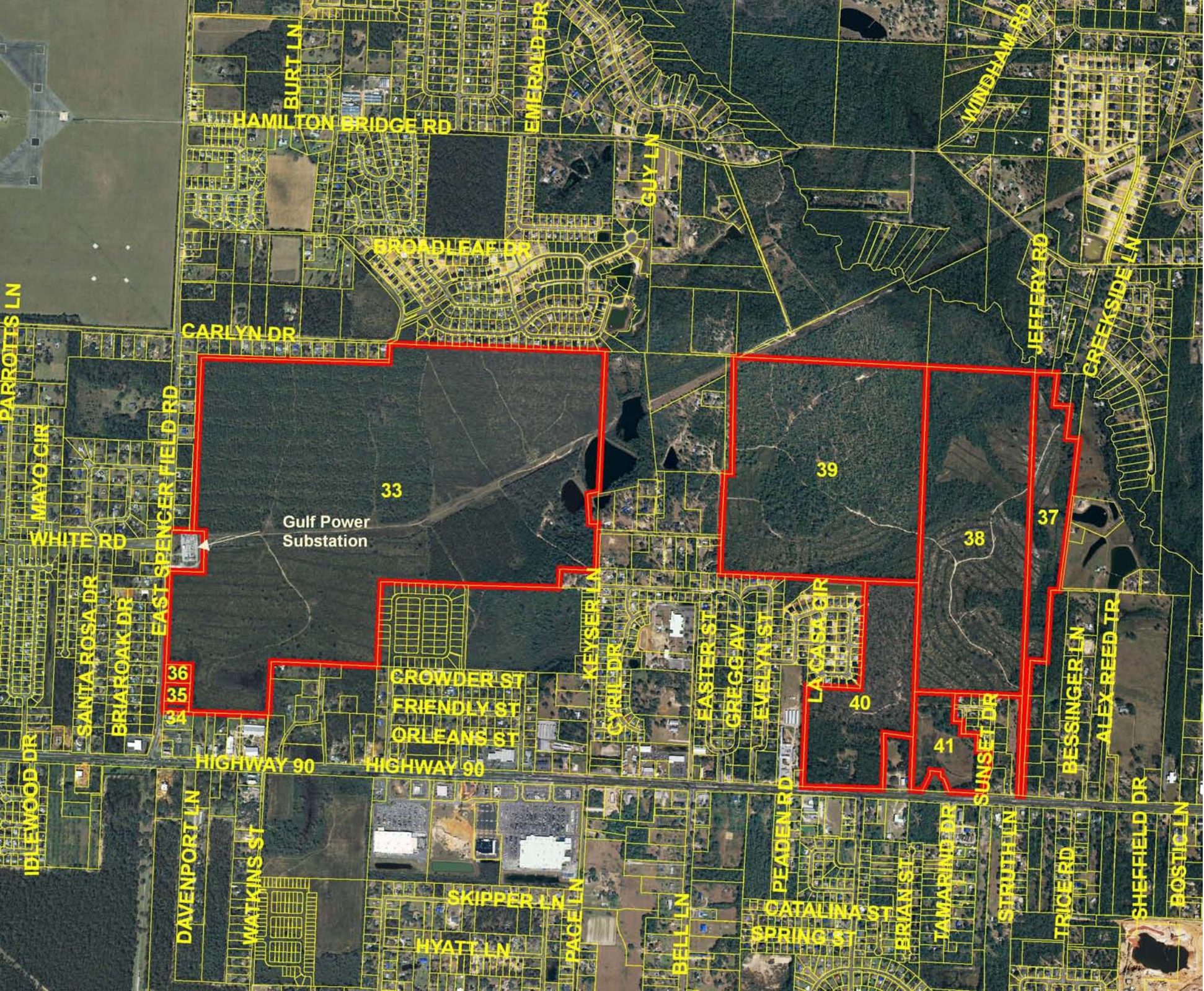
STAFF COMMENTS Map #10

1. No Wetlands
2. No 46, 47 and 48 back up to Heavy Industrial Land Uses and access is through residential subdivisions which may not be conducive to a Judicial Center.
3. No 31 and 32 – Eastern half of both parcels were rezoned to R3 in 2005; no site plan on file to date. No 32 also has a single family residence on the west side.
4. No 22 Rezoned to RR1 in 1993.
No 31 and 32 Rezoned to R3 in 2005.
No 47 Rezoned to R1 in 1996.
No Site Plans submitted to date for any of these parcels.

AERIAL PHOTO WITH WETLANDS OVERLAY



No	Parcel No.	Acres	Owner Name	Assessed Value
22	181N280000055000000	12.21	COMPASS DEVELOPMENT ASSOCIATES	\$554,947
31	191N280000012130000	4.62	THE MITCHELL COMPANY INC	\$223,272
32	191N280000012020000	13.84	THE MITCHELL COMPANY INC	\$662,878
46	291N280000001000000	17.76	MCKENZIE PROPERTIES LTD	\$5,237
47	201N280000008000000	59.11	CELEBRITY HOME BUILDERS INC	\$238,135
48	201N280000005000000	86.71	STAMITOLES NICK M &	\$11,700

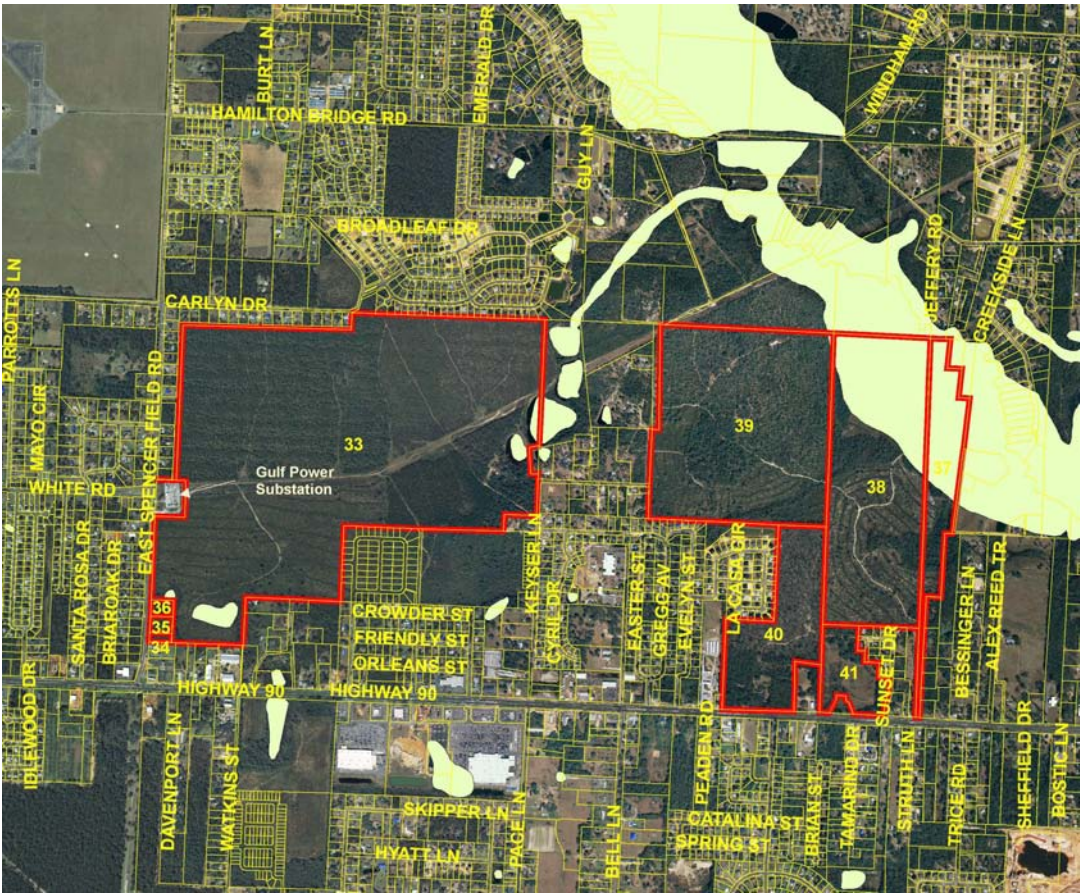


No	Parcel No.	Acres	Owner Name	Assessed Value
33	111N290000004000000	388.71	SPENCER JOHN	\$250,116
34	111N290000004140000	0.88	VILLAROMAN NORA	\$42,125
35	111N290000004170000	1.58	WOS ENTERPRISES LLC	\$72,225
36	111N290000004190000	1.58	WOS PROPERTIES LLC	\$67,388
37	071N280000023080000	35.18	MO'TREES LLC	\$253,296
38	121N2900000005010000	120.50	MO'TREES LLC	\$648,000
39	121N2900000005000000	145.56	MO' TREES LLC	\$24,990
40	121N2900000021000000	51.84	LJD OF SANTA ROSA COUNTY INC	\$1,796,474
41	121N2900000023000000	19.14	LJD OF SANTA ROSA COUNTY INC	\$1,165,000

STAFF COMMENTS Map #11

- 1. No 37 and 38 have wetlands in the northeast portion. Both sites rezoned to PUD in 2005.
- 2. No 39 had a Future Land Use Change to Single Family Residential approved Dec 2006.
- 3. No 40 rezoned to HCD in 2003.
- 4. No 41 rezoned to HCD in 1994.
- 5. No 33 – Approx. 30 acres adjacent to (east of) subdivision rezoned to R1 in 2000.
- 6. No 34, 35, and 36 are vacant and could be used to form acreage closest to Highway 90.
- 7. No site plans submitted to date for any of these parcels. All except 37 are located within a MAIA/PAIA; height restrictions.

AERIAL PHOTO WITH WETLANDS OVERLAY





STAFF COMMENTS Map #12

Current Jail Location

1. No Wetlands in area nearest to Jail Complex.
2. Rezoned to M2 in 1994.
3. Located in MAIA/PAIA; height restrictions.

AERIAL PHOTO WITH WETLANDS OVERLAY



No	Parcel No.	Acres	Owner Name	Assessed Value
43	322N270000001000000	136.74	SANTA ROSA COUNTY	\$17,492,795



STAFF COMMENTS Map #13

Current Courthouse Location

- 1. No Wetlands
- 2. Located within a Special Flood Hazard Area based on FEMA Q3 Flood Data.
- 3. Land area is approximately 3 acres including right of way area.

AERIAL PHOTO WITH WETLANDS OVERLAY



No	Parcel No.	Acres	Owner Name	Assessed Value
49	031N282530032000011	0.69	SANTA ROSA COUNTY	\$35,687
50	031N282530025000010	1.91	SANTA ROSA COUNTY	\$5,708,417